

**AGENDA OF A REGULAR MEETING - SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION AS THE NATIONAL CITY
REDEVELOPMENT AGENCY**



**COUNCIL CHAMBERS
CIVIC CENTER
1243 National City Blvd.
National City, California**

TUESDAY, JANUARY 19, 2016 – 6:00 PM

RON MORRISON
Chairman

JERRY CANO
Boardmember

ALBERT MENDIVIL
Boardmember

MONA RIOS
Boardmember

ALEJANDRA SOTELO-SOLIS
Boardmember

**1243 National City Blvd.
National City
619-336-4240**

**Meeting agendas and
minutes available on web**

WWW.NATIONALCITYCA.GOV

ORDER OF BUSINESS: Public sessions of all Regular Meetings of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency begin at 6:00 p.m. on the first and third Tuesday of each month. Public hearings begin at 6:00 p.m. unless otherwise noted. Closed Sessions begin at 5:00 p.m. or such other time as noted on the agenda. If a workshop is scheduled, the subject and time of the workshop will appear on the agenda.

REPORTS: All regular meeting agenda items and reports as well as all documents and writings distributed to the Board less than 72 hours prior to the meeting, are available for review at the entry to the Council Chambers. Regular Meetings of the Board are webcast and archived on the City's website **www.nationalcityca.gov**.

PUBLIC COMMENTS: Prior to the Business portion of the agenda, the Board will receive public comments regarding any matters within the jurisdiction of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency. Members of the public may also address any item on the agenda at the time the item is considered by the Board. Persons who wish to address the Board are requested to fill out a "Request to Speak" form available at the entrance to the City Council Chambers, and turn in the completed form to the City Clerk. The Chairperson will separately call for testimony of those persons who have turned in a "Request to Speak" form. If you wish to speak, please step to the podium at the appropriate time and state your name and address (optional) for the record. The time limit established for public testimony is three minutes per speaker unless a different time limit is announced. Speakers are encouraged to be brief. The Chairperson may limit the length of comments due to the number of persons wishing to speak or if comments become repetitious or irrelevant.

WRITTEN AGENDA: With limited exceptions, the Board may take action only upon items appearing on the written agenda. Items not appearing on the agenda must be brought back on a subsequent agenda unless they are of a demonstrated emergency or urgent nature, and the need to take action on such items arose after the agenda was posted.

CONSENT AGENDA: Consent calendar items involve matters which are of a routine or noncontroversial nature. All consent items are adopted by approval of a single motion by the City Council. Prior to such approval, any item may be removed from the consent portion of the agenda and separately considered, upon request of a Councilmember, a staff member, or a member of the public.

Upon request, this agenda can be made available in appropriate alternative formats to persons with a disability in compliance with the Americans with Disabilities Act. Please contact the City Clerk's Office at (619) 336-4228 to request a disability-related modification or accommodation. Notification 24-hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Spanish audio interpretation is provided during Board Meetings. Audio headphones are available in the lobby at the beginning of the meeting.

Audio interpretación en español se proporciona durante sesiones del Consejo Municipal. Los audífonos están disponibles en el pasillo al principio de la junta.

THE BOARD REQUESTS THAT ALL CELL PHONES AND PAGERS BE TURNED OFF DURING BOARD MEETINGS.

OPEN TO THE PUBLIC
SUCCESSOR AGENCY AGENDA

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS (THREE-MINUTE TIME LIMIT)

CONSENT CALENDAR

1. [Approval of the Minutes of the Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency of December 15, 2015. \(City Clerk\)](#)
2. [Successor Agency Warrant Register #20 for the period of 11/11/15 through 11/17/15 in the amount of \\$0.00. \(Finance\)](#)
3. [Successor Agency Warrant Register #21 for the period of 11/18/15 through 11/24/15 in the amount of \\$14,909,000.00. \(Finance\)](#)
4. [Successor Agency Warrant Register #22 for the period of 11/25/15 through 12/01/15 in the amount of \\$513.46. \(Finance\)](#)

PUBLIC HEARINGS

NON CONSENT RESOLUTIONS

5. [Resolution of the Successor Agency of the Community Development Commission as the National City Redevelopment Agency approving the Recognized Obligations Payment Schedule \(ROPS\) for the period July 1, 2016 through June 30, 2017 \(ROPS 16-17\). \(Successor Agency\)](#)

NEW BUSINESS

6. [Investment transactions for the month ended November 30, 2015. \(Finance\)](#)

STAFF REPORTS

MEMBER REPORTS

CLOSED SESSION REPORT

ADJOURNMENT

Regular Meeting - Successor Agency to the Community Development Commission as the National City Redevelopment Agency Meeting - Tuesday - February 2, 2016 - 6:00 p.m. - Council Chambers - National City, California.

The following page(s) contain the backup material for Agenda Item: Approval of the Minutes of the Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency of December 15, 2015. (City Clerk)

Item # _____

01/19/16

**APPROVAL OF THE MINUTES OF THE REGULAR
MEETING OF THE SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION
AS THE NATIONAL CITY REDEVELOPMENT
AGENCY OF DECEMBER 15, 2015**

(City Clerk)

DRAFT DRAFT DRAFT

**MINUTES OF THE REGULAR MEETING OF THE
SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT
COMMISSION AS THE NATIONAL CITY REDEVELOPMENT AGENCY**

December 15, 2015

The Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency was called to order at 10:01 p.m. by Chairman Ron Morrison.

ROLL CALL

Board members present: Cano, Mendivil, Morrison, Rios, Sotelo-Solis.
Administrative Officials present: Dalla, Deese, Raulston, Silva.

PUBLIC COMMENTS

None.

CONSENT CALENDAR

ADOPTION OF CONSENT CALENDAR. Item No. 1 (Minutes), Item Nos. 2 and 3 (Warrant Registers). Motion by Sotelo-Solis, seconded by Rios, to approve the Consent Calendar. Carried by unanimous vote.

APPROVAL OF MINUTES

1. Approval of the Minutes of the Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency of December 1, 2015. (City Clerk)
ACTION: Approved. See above.

SUCCESSOR AGENCY 2015 (406-10-13)

2. Successor Agency Warrant Register #18 for the period of 10/28/15 through 11/03/15 in the amount of \$0.00. (Finance)
ACTION: Approved. See above.

SUCCESSOR AGENCY 2015 (406-10-13)

3. Successor Agency Warrant Register #19 for the period of 11/04/15 through 11/10/15 in the amount of \$1,084.90. (Finance)
ACTION: Approved. See above.

NON CONSENT RESOLUTIONS

4. Resolution of the Board of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency Authorizing an increase to the Successor Agency's Fiscal Year 2016 Budget. (Successor Agency)

RECOMMENDATION: Adopt the Resolution.

TESTIMONY: None.

ACTION: Motion by Rios, seconded by Sotelo-Solis, to adopt the Resolution. Carried by unanimous vote.

5. Resolution of the Board of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency approving the first revision to the Long Range Property Management Plan pursuant to Health and Safety Code Section 34191.5. (Housing, Grants, and Asset Management)

RECOMMENDATION: Adopt the Resolution.

TESTIMONY: None.

ACTION: Motion by Rios, seconded by Cano, to adopt the Resolution. Carried by unanimous vote.

NEW BUSINESS

6. Investment Report for the quarter ended September 30, 2015. (Finance)

RECOMMENDATION: Accept and file.

TESTIMONY: None.

ACTION: Motion by Rios, seconded by Cano, to accept and file. Carried by unanimous vote.

7. Investment Transactions for the month ended October 31, 2015. (Finance)

RECOMMENDATION: Accept and file.

TESTIMONY: None.

ACTION: Motion by Rios, seconded by Cano, to accept and file. Carried by unanimous vote.

STAFF REPORTS

None.

CLOSED SESSION REPORT

None.

ADJOURNMENT

Motion by Sotelo-Solis, seconded by Rios, to dispense with the Regular Meeting of January 5, 2016 and adjourn to the next Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency to be held Tuesday, January 19, 2016, 6:00 p.m., Council Chambers , National City, California. Carried by unanimous vote.

The meeting closed at 10:03 p.m.

Secretary

The foregoing minutes were approved at the Regular Meeting of January 19, 2016.

Chairman

The following page(s) contain the backup material for Agenda Item: Successor Agency Warrant Register #20 for the period of 11/11/15 through 11/17/15 in the amount of \$0.00. (Finance)

**SUCCESSOR AGENCY TO
THE COMMUNITY DEVELOPMENT COMMISSION
AS THE NATIONAL CITY REDEVELOPMENT AGENCY
AGENDA STATEMENT**

MEETING DATE: January 19, 2016

AGENDA ITEM NO. |

ITEM TITLE:

Successor Agency Warrant Register #20 for the period of 11/11/15 through 11/17/15 in the amount of \$0.00. (Finance)

PREPARED BY: K. Apalategui

PHONE: 619-336-4572

DEPARTMENT: Finance

APPROVED BY: 

EXPLANATION:

Pursuant to ABX1 26, all redevelopment agencies in the State of California were dissolved as of February 1, 2012. Upon dissolution of the City of National City's Redevelopment Agency, the City assumed the role of Successor Agency to the Community Development Commission as the National City Redevelopment Agency ("Successor Agency").

In order to streamline the payment process, the City pays all expenses of the Successor Agency. The Successor Agency then reimburses the City.

No Successor Agency Warrants issued for the period of 11/11/15 – 11/17/2015.

FINANCIAL STATEMENT:

ACCOUNT NO.

Reimbursement total \$0.00.

APPROVED:  **Finance**

APPROVED: _____ **MIS**

ENVIRONMENTAL REVIEW:

This is not a project and, therefore, not subject to environmental review.

ORDINANCE: ☐ **INTRODUCTION:** ☐ **FINAL ADOPTION:** ☐

STAFF RECOMMENDATION:

Ratification of reimbursement in the amount of \$0.00.

BOARD / COMMISSION RECOMMENDATION:

N/A

ATTACHMENTS:

Successor Agency Warrant Register #20



**SUCCESSOR AGENCY
WARRANT REGISTER #20
11/17/2015**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
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	NO CHARGES TO SUCCESSOR AGENCY FOR THE WEEK OF 11/11/15 - 11/17/2015			
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			A/P Total	\$ -
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	GRAND TOTAL			\$ -
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The following page(s) contain the backup material for Agenda Item: Successor Agency Warrant Register #21 for the period of 11/18/15 through 11/24/15 in the amount of \$14,909,000.00. (Finance)

**SUCCESSOR AGENCY TO
THE COMMUNITY DEVELOPMENT COMMISSION
AS THE NATIONAL CITY REDEVELOPMENT AGENCY
AGENDA STATEMENT**

MEETING DATE: January 19, 2016

AGENDA ITEM NO. |

ITEM TITLE:

Successor Agency Warrant Register #21 for the period of 11/18/15 through 11/24/15 in the amount of \$14,909,000.00. (Finance)

PREPARED BY: K. Apalategui

PHONE: 619-336-4572

DEPARTMENT: Finance

APPROVED BY: 

EXPLANATION:

Pursuant to ABX1 26, all redevelopment agencies in the State of California were dissolved as of February 1, 2012. Upon dissolution of the City of National City's Redevelopment Agency, the City assumed the role of Successor Agency to the Community Development Commission as the National City Redevelopment Agency ("Successor Agency").

In order to streamline the payment process, all check-paid expenses of the Successor Agency are paid by the City. The Successor Agency then reimburses the City. Successor Agency wires are paid directly from the Successor Agency account.

Attached is a detailed listing of all Successor Agency expenses for the period, which total \$14,909,000.00. Staff requests approval of payments of Successor Agency expenses.

FINANCIAL STATEMENT:

ACCOUNT NO.

Reimbursement total \$14,909,000.00

APPROVED: 

Finance

APPROVED: _____

MIS

ENVIRONMENTAL REVIEW:

This is not a project and, therefore, not subject to environmental review.

ORDINANCE: **INTRODUCTION:** ☐

FINAL ADOPTION: ☐

STAFF RECOMMENDATION:

Ratification of reimbursement in the amount of \$14,909,000.00

BOARD / COMMISSION RECOMMENDATION:

N/A

ATTACHMENTS:

Successor Agency Warrant Register #21



**SUCCESSOR AGENCY
WARRANT REGISTER #21
11/24/2015**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
	NO CHARGES TO SUCCESSOR AGENCY FOR THE WEEK OF 11/18/15 - 11/24/2015			
			A/P Total	\$ -
			Total disbursements paid with City's Funds	
<u>WIRES</u>				
OLD REPUBLIC TITLE COMPANY	WI-TOD PROJECT 92 HOUSING UNITS	657079	11/19/15	14,909,000.00
		GRAND TOTAL		\$ 14,909,000.00

The following page(s) contain the backup material for Agenda Item: Successor Agency Warrant Register #22 for the period of 11/25/15 through 12/01/15 in the amount of \$513.46. (Finance)

**SUCCESSOR AGENCY TO
THE COMMUNITY DEVELOPMENT COMMISSION
AS THE NATIONAL CITY REDEVELOPMENT AGENCY
AGENDA STATEMENT**

MEETING DATE: January 19, 2016

AGENDA ITEM NO. |


ITEM TITLE:

Successor Agency Warrant Register #22 for the period of 11/25/15 through 12/01/15 in the amount of \$513.46. (Finance)

PREPARED BY: K. Apalategui

PHONE: 619-336-4572

DEPARTMENT: Finance

APPROVED BY: 

EXPLANATION:

Pursuant to ABX1 26, all redevelopment agencies in the State of California were dissolved as of February 1, 2012. Upon dissolution of the City of National City's Redevelopment Agency, the City assumed the role of Successor Agency to the Community Development Commission as the National City Redevelopment Agency ("Successor Agency").

In order to streamline the payment process, all check-paid expenses of the Successor Agency are paid by the City. The Successor Agency then reimburses the City. Successor Agency wires are paid directly from the Successor Agency account.

Attached is a detailed listing of all Successor Agency expenses for the period, which total \$513.46. Staff requests approval of payments of Successor Agency expenses.

FINANCIAL STATEMENT:

ACCOUNT NO.

Reimbursement total \$513.46

APPROVED:  Finance

APPROVED: _____ MIS

ENVIRONMENTAL REVIEW:

This is not a project and, therefore, not subject to environmental review.

ORDINANCE: ☐ **INTRODUCTION:** ☐ **FINAL ADOPTION:** ☐

STAFF RECOMMENDATION:

Ratification of reimbursement in the amount of \$513.46

BOARD / COMMISSION RECOMMENDATION:

N/A

ATTACHMENTS:

Successor Agency Warrant Register #22



**SUCCESSOR AGENCY
WARRANT REGISTER #22
12/1/2015**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
<u>CHECKS</u>				
GEOSYNTEC CONSULTANTS INC	EDUCATION VILLAGE REDEV	320803	12/1/15	513.46
A/P Sub-Total				<u>\$ 513.46</u>
Total disbursements paid with City's Funds				<u>\$ 513.46</u>
GRAND TOTAL				<u>\$ 513.46</u>

The following page(s) contain the backup material for Agenda Item: Resolution of the Successor Agency of the Community Development Commission as the National City Redevelopment Agency approving the Recognized Obligations Payment Schedule (ROPS) for the period July 1, 2016 through June 30, 2017 (ROPS 16-17). (Successor Ag

**THE SUCCESSOR AGENCY TO
THE COMMUNITY DEVELOPMENT COMMISSION
AS THE NATIONAL CITY REDEVELOPMENT AGENCY
AGENDA STATEMENT**

MEETING DATE: January 19, 2016

AGENDA ITEM NO.: 1

ITEM TITLE:

Resolution of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency approving the Recognized Obligations Payment Schedule (ROPS) for the period July 1, 2016 through June 30, 2017 (ROPS 16-17).

PREPARED BY: Brad Raulston, Executive Director

DEPARTMENT: Successor Agency

PHONE: (619) 336-4256

APPROVED BY: 

EXPLANATION:

Effective February 1, 2012, all redevelopment agencies in California were dissolved and "Successor Agencies" were established to wind down the affairs of the former redevelopment agency under the direction of an oversight board. Health and Safety Code Section 34177 requires Successor Agencies to perform a number of functions in that regard, one of which is to prepare a Recognized Obligation Payment Schedule (ROPS) before each fiscal period that details amounts required to be spent and the source of funds for those expenditures. Each ROPS must be submitted to the Oversight Board for approval after which it is forwarded for review and approval to the State Department of Finance, with copies to the County Auditor and Controller and State Controller's Office. Beginning with the ROPS that will be effective on July 1, 2016, payment schedules are to be prepared on an annual basis instead of every six months as was the case through ROPS 15-16B.

Before the Successor Agency today is the proposed ROPS for the period July 1, 2016 through June 30, 2017, which is referred to as ROPS 16-17. Staff recommends approval of this ROPS for submittal to the Oversight Board. Upon the Oversight Board's approval, it will be submitted to the State Department of Finance and other agencies as noted above. ROPS 16-17 is due to the State Department of Finance by February 1, 2016. Please see attached staff report for further details regarding the ROPS.

FINANCIAL STATEMENT:

APPROVED:  **Finance**

ACCOUNT NO. Pursuant to AB 1X 26/ AB 1484/ AB 2493/ SB107 **APPROVED:**  **MIS**

ENVIRONMENTAL REVIEW:

Pursuant to Title 15 of the California Code of Regulations, Section 15378(b)(4), this item is not subject to the California Environmental Quality Act review because the recommended approvals are not considered a project and are governmental funding mechanisms and fiscal activities that do not involve any commitment to any specific project that may result in a potentially significant environmental impact.

ORDINANCE: **INTRODUCTION:** ☐ **FINAL ADOPTION:** ☐

STAFF RECOMMENDATION:

Adopt the resolution and submit the ROPS 16-17 to the Oversight Board for approval and subsequent submittal to the State and the County.

BOARD / COMMISSION RECOMMENDATION:

Not Applicable.

ATTACHMENTS:

1. Staff Report
2. Recognized Obligation Payment Schedule for the period July 1, 2016 through June 30, 2017 (ROPS 16-17)
3. Resolution

CITY OF NATIONAL CITY

SUCCESSOR AGENCY STAFF REPORT

January 19, 2016

Item:

Resolution of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency approving the Recognized Obligation Payment Schedule (ROPS) for the period July 1, 2016 through June 30, 2017 (ROPS 16-17)

Background:

One of the changes to the redevelopment agency dissolution law that was enacted in 2015 via SB 107 was the requirement that for fiscal periods beginning on or after July 1, 2016, the ROPS would be prepared on an annual basis instead of once every six months. ROPS 16-17 is the first annual ROPS. Even though it is called an annual ROPS, the standardized form distributed by the State Department of Finance (DOF) requires that obligation payment amounts be assigned to either the “A” portion of the fiscal year (July through December) or the “B” portion of the year (January through June). Each successor agency will be allowed one amendment to the annual ROPS, but it must be submitted to DOF by October 1 and Successor agencies may only amend the amounts requested for payment of approved enforceable obligations that fall within the “B” portion of the year; no new obligations can be created through the amendment process. Also, as part of the transition to an annual ROPS, DOF has temporarily removed the Prior Period Adjustment form to allow for future reporting of actual expenditures for a twelve month period. The Cash Balances form has been retained, however, allowing agencies to report prior period spending and available balances.

Discussion:

The proposed Recognized Obligation Payment Schedule for the July 1, 2016 through June 30, 2017 (ROPS 16-17) period for the National City Successor Agency totals \$12.96 million. Of that amount, \$7.23 million is allocated to the first half of the fiscal year and \$5.73 million to the second half of the fiscal year. Enforceable obligations include debt service on the Successor Agency’s tax allocation bonds of \$5.15 million, a reserve of \$2.0 million for early bond redemption in ROPS 17-18, environmental remediation related costs on the WI-TOD housing project site of \$6.0 million, an administrative cost allowance of \$0.38 million, legal services totaling \$0.3 million and various other operational costs totaling \$0.34 million. ROPS 16-17 totals for debt service, administrative allowance and the early bond redemption items are actual annual amounts. Most of the ROPS 16-17 totals for the other items include some allowance for delays in spending from the first half of the year to the next half, and, therefore, are greater than they would be if costs could be entered for the year as a whole.

Debt service: Scheduled debt service payments peaked at \$7.8 million in Fiscal Year 2016. For Fiscal Year 2017, debt service payments drop to \$5.15 million on the three remaining series of tax allocation bonds (1999, 2005B and 2011). Also proposed is establishing a reserve of \$2.0

million towards paying off the principal balance of the 1999 tax allocation bonds in August 2017. At that time, the outstanding balance would be \$2,910,000, leaving \$910,000 to be requested in ROPS 17-18. Early repayment of these bonds would save over \$1.0 million in interest expense over the remaining 12 years of scheduled payments. The Successor Agency was able to pay off the 2004 bonds in August 2015 for an interest expense savings of over \$2.0 million.

WI-TOD Project: Construction of the Phase I project is currently underway with garage and podium slabs for the buildings completed and masonry walls nearing completion. However, remediation costs for the Phase I site have increased beyond previous estimates by \$700,000. Most of the cost will be paid during the "A" portion of the year, but \$100,000 is shown in the "B" portion in the event that a portion of the work is delayed. Pending remediation costs are mostly associated with the implementation of a Health and Safety Plan required for the remediated site. The Phase II Housing site has been remediated and surcharged and construction will begin in June 2016. It is estimated that of the \$2.7 million approved in ROPS 15-16B for remediation of the Phase II site, approximately \$1.2 million will not be needed until the 16-17 cycle. The "A" portion contains the entire \$1.2 million. The "B" portion contains a carryover of \$500,000 from the "A" portion in the event the spending is delayed. Pending remediation costs in the "B" portion, as with Phase I, will be mostly associated with the implementation of a Health and Safety Plan required for the remediated site. The "B" portion also includes an estimated \$2.0 million for environmental remediation of the park portion of the project which is scheduled to begin remediation in July 2016.

Administrative Cost Allowance: SB 107 also changed the way that the administrative cost allowance is determined. It is now calculated based on the amount of Redevelopment Property Tax Trust Fund (RPTTF) revenue distributed in the prior fiscal year less the prior year's authorized administrative cost allowance (ACA) and less any city loan repayments. This adjusted RPTTF amount is then multiplied by 3%. The 2016 adjusted RPTTF for the National City Successor Agency is \$12.665 million, which when multiplied by 3% results in an ACA for ROPS 16-17 of \$0.38 million, which has been split equally between the two periods of the year. The minimum ACA is still \$250,000 annually.

Legal Services: The Successor Agency litigation matters have been winding down. By the end of ROPS 15-16B (June 30, 2016), barring any new issues that might arise, most of the Successor Agency litigation matters are expected to be resolved, with only three litigation matters remaining. The Affordable Housing Coalition v. Sandoval, et al case is the matter most likely to continue into the next ROPs cycle, depending on the outcome of motions to be filed in 2016. The Morgan Square matter and CYAC Indemnity (RSG) matter are both almost concluded (anticipate completion by June 30, 2016), but may have some work remaining in the next cycle. In addition, until completion of the WI-TOD project, the Successor Agency will continue to retain outside counsel for specialized legal expertise needed to ensure compliance with the DDA. ROPS 16-17 provides amounts for anticipated legal services for the outstanding matters and subject matter expertise, as well as for the possibility that some of the litigation matters expected to reach closure by June 30, 2016 will still be active.

Other Operational Costs: Other operational costs of \$0.34 million include amounts for various property maintenance obligations, environmental monitoring services, financial services related to the tax allocation bonds, and appraisal services as needed with respect to the long range property management plan.

Recommendation:

Adopt the resolution and submit the ROPS 16-17 to the Oversight Board for approval and subsequent submittal to the State and the County.

Fiscal Impact Statement:

The items listed on ROPS 16-17 total \$12.96 million, all of which are proposed to be funded from RPTTF. The amount of new RPTTF projected to be available to the Successor Agency for ROPS 16-17 is \$11.87 million, a shortfall of just over \$1.0 million. The estimated savings from ROPS 15-16A of \$1.3 million (as shown on the Cash Balances form) may be available to make up the difference depending upon the procedures that DOF will follow under the new annual ROPS review process.

Recognized Obligation Payment Schedule (ROPS 16-17) - Summary

Filed for the July 1, 2016 through June 30, 2017 Period

Successor Agency:National City

County:San Diego

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		16-17A Total	16-17B Total	ROPS 16-17 Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding				
A	Sources (B+C+D):	\$ -	\$ -	\$ -
B	Bond Proceeds Funding	-	-	-
C	Reserve Balance Funding	-	-	-
D	Other Funding	-	-	-
E	Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 7,231,008	\$ 5,733,818	\$ 12,964,826
F	Non-Administrative Costs	7,041,034	5,543,844	12,584,878
G	Administrative Costs	189,974	189,974	379,948
H	Current Period Enforceable Obligations (A+E):	\$ 7,231,008	\$ 5,733,818	\$ 12,964,826

Certification of Oversight Board Chairman:
Pursuant to Section 34177 (o) of the Health and Safety code, I hereby
certify that the above is a true and accurate Recognized Obligation
Payment Schedule for the above named successor agency.

NameTitle

/s/

SignatureDate

National City Recognized Obligation Payment Schedule (ROPS 16-17) - ROPS Detail																								
July 1, 2016 through June 30, 2017																								
(Report Amounts in Whole Dollars)																								
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W		
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 16-17 Total	16-17A					16-17A Total	16-17B					16-17B Total		
											Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)				RPTTF		Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)				RPTTF			
											Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin		Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin			
								\$ 91,960,284		\$ 12,964,826	\$ -	\$ -	\$ -	\$ 7,041,034	\$ 189,974	\$ 7,231,008	\$ -	\$ -	\$ -	\$ 5,543,844	\$ 189,974	\$ 5,733,818		
1	1999 Tax Allocation Bond	Bonds Issued On or Before	6/3/1999	6/1/2031	Bank of New York	Bonds to fund housing tax-exempt		4,548,644	N	\$ 326,551				247,838		\$ 247,838				78,713		\$ 78,713		
3	2005 Tax Allocation Bond	Bonds Issued On or Before 12/31/10	1/25/2005	8/1/2032	US Bank	Bonds to fund non-housing tax-exempt projects		13,006,439	N	\$ 1,190,252				982,346		\$ 982,346				207,906		\$ 207,906		
4	2011 Tax Allocation Bond	Bonds Issued After 12/31/10	3/3/2011	8/1/2032	US Bank	Bonds to fund WI-TOD and other non-housing tax-exempt projects		65,407,575	N	\$ 3,632,075				2,402,850		\$ 2,402,850				1,229,225		\$ 1,229,225		
12	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	2/15/2011	6/30/2020	City of National City/E2 ManageTech	Remediation Planning		200,000	N	\$ 200,000				100,000		\$ 100,000				100,000		\$ 100,000		
13	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	2/15/2011	6/30/2020	City of National City/DTSC	Environmental Oversight		100,000	N	\$ 100,000				50,000		\$ 50,000				50,000		\$ 50,000		
19	SR54 and National City Blvd Infrastructure Improvements	Improvement/Infrastructure	3/3/2011	8/1/2032	City of National City/Contractor	Construction		-	Y	\$ -						\$ -						\$ -		
20	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Harris & Associates	Design / Engineering		-	Y	\$ -						\$ -						\$ -		
23	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	Improvement/Infrastructure	3/3/2011	8/1/2032	City of National City/Contractor	Phase II - Construction			Y															
25	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration		-	Y	\$ -						\$ -						\$ -		
26	8th St Safety Enhancements (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/RBF Consultants	Design / Engineering		-	Y	\$ -						\$ -						\$ -		
30	8th St Safety Enhancements (Co-Op/Bond Docs/Grants)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration		-	Y	\$ -						\$ -						\$ -		
32	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Consultant	Construction Management & Inspections		-	Y	\$ -						\$ -						\$ -		
35	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration		-	Y	\$ -						\$ -						\$ -		
36	D Ave Community Corridor / Round-about (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Kimley-Horn & Associates	Design / Engineering		-	Y	\$ -						\$ -						\$ -		
40	D Ave Community Corridor / Round-about (Co-Op/Bond Docs/Grants)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration		-	Y	\$ -						\$ -						\$ -		
45	Coolidge Ave Community Corridor (Co-Op/Bond Docs/Grants)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration		-	Y	\$ -						\$ -						\$ -		
49	4th St Community Corridor (Co-Op/Bond Docs/Grants)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration		-	Y	\$ -						\$ -						\$ -		
55	Las Palmas Park Improvements (Co-Op/Bond Docs)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration		-	Y	\$ -						\$ -						\$ -		
62	Kimball Park Improvements (Co-Op/Bond Docs)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration		-	Y	\$ -						\$ -						\$ -		
64	Aquatic Center (Co-Op/Bond Docs)	Professional Services	3/3/2011	8/1/2032	City of National City/Project Professionals Corp	Construction Management			Y															
67	Aquatic Center (Co-Op/Bond Docs)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration		-	Y	\$ -						\$ -						\$ -		
68	Granger Hall and Property (Co-Op)	OPA/DDA/Construction	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -		
69	Street Resurfacing (Co-op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -		
70	Concrete Improvements (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -		
71	Traffic Signal Timing (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -		
72	Plaza Blvd Widening (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -		
73	Traffic Monitoring (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -		
74	Drainage Improvements (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -		
75	Senior Village (Co-Op)	OPA/DDA/Construction	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -		
76	Pacific Steel (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -		
77	Kimball Way Creek Improvements (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -		
78	B-1 Site Development (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -		
79	Storefront Renovation Program (Co-Op)	OPA/DDA/Construction	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -		
80	Paradise Creek Enhancement (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -		
81	RHNA, Housing Element, and other housing mandates	OPA/DDA/Construction	1/1/1992	6/30/2021	CDC-Housing Authority	State Mandates/Goals for Housing		-	Y	\$ -						\$ -						\$ -		
86	Loan from Sewer Fund	City/County Loans On or Before 6/27/11	6/22/2010	6/30/2013	Sewer Fund	Loan repayment pursuant to HSC section 34191.4 (b) for street resurfacing		271,678	N	\$ -						\$ -						\$ -		
87	Personnel and Admin Costs	Admin Costs	7/1/2015	12/31/2015	City of National City	Personnel and other support services for SA		379,948	N	\$ 379,948					189,974	\$ 189,974				189,974		\$ 189,974		
101	General Property Management	Property Maintenance	2/15/2011	5/16/2036	City of National City	Ongoing management of CDC assets		80,000	N	\$ 80,000				40,000		\$ 40,000				40,000		\$ 40,000		
102	Kimball House Maintenance Agreement	Property Maintenance	8/19/2008	8/19/2023	National City Historical Society & County of San Diego	Annual payment per lease agreement, possessory interest tax, or repairs per agreement			N															
104	Landscape Services for CDC Properties	Property Maintenance	3/21/2011	6/30/2016	NBS	Landscape Services		10,000	N	\$ 10,000				5,000		\$ 5,000				5,000		\$ 5,000		
105	Power for Temporary Aquatic Center	Property Maintenance	7/1/2013	6/30/2016	Power Plus	Rental of temporary power poles			Y															
106	Power for CDC properties	Property Maintenance	7/1/2015	6/30/2016	SDG&E	Electricity & gas for RDA properties		6,000	N	\$ 6,000				3,000		\$ 3,000				3,000		\$ 3,000		
108	Water Service for CDC properties	Property Maintenance	1/1/2015	6/30/2016	Sweetwater Authority	Water including irrigation RDA properties		8,000	N	\$ 8,000				4,000		\$ 4,000				4,000		\$ 4,000		

National City Recognized Obligation Payment Schedule (ROPS 16-17) - ROPS Detail																								
July 1, 2016 through June 30, 2017																								
(Report Amounts in Whole Dollars)																								
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W		
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 16-17 Total	16-17A					16-17A Total	16-17B					16-17B Total		
											Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)				RPTTF		Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)				RPTTF			
											Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin		Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin			
109	Security Fence for Palm Plaza	Property Dispositions	7/1/2013	6/30/2016	National Construction Rental	Temporary fencing of RDA site		2,000	N	\$ 2,000				1,000		\$ 1,000				1,000		\$ 1,000		
110	Environmental Monitoring for CDC Properties	Property Maintenance	7/1/2013	6/30/2016	County of San Diego	Environmental Oversight Remediation and Testing for Education Village, ACE, 2501 Cleveland, 835 Bay Marina Drive and other SA properties as necessary		20,000	N	\$ 20,000				10,000		\$ 10,000				10,000		\$ 10,000		
111	Environmental Monitoring for CDC Properties	Property Maintenance	7/1/2011	10/6/2017	GeoSyntec Consultants	Environmental Oversight Remediation and Testing for Education Village, ACE, 2501 Cleveland, 835 Bay Marina Drive and other SA properties as necessary		75,000	N	\$ 75,000				50,000		\$ 50,000				25,000		\$ 25,000		
123	Agency Admin Expenses	Property Dispositions	7/30/2010	6/30/2012	Keagy	Real Estate Appraisal Services		-	N	\$ -						\$ -						\$ -		
124	Agency Admin Expenses	Property Dispositions	7/30/2010	6/30/2012	PGP	Real Estate Appraisal Services		-	N	\$ -						\$ -						\$ -		
125	Agency Admin Expenses	Property Dispositions	7/30/2010	6/30/2012	Ken Carpenter	Real Estate Appraisal Services		-	N	\$ -						\$ -						\$ -		
128	Contract for Financial Analysis	Fees	7/1/2010	6/30/2016	Urban Futures	Financial and bond adviser/annual disclosure		20,000	N	\$ 20,000				10,000		\$ 10,000				10,000		\$ 10,000		
130	Contract for Environmental Services	Property Maintenance	7/1/2011	10/6/2017	GeoSyntec Consultants	PSI Environmental Investigation		-	N	\$ -						\$ -						\$ -		
144	Contract for Legal Services	Legal	2/1/2011	6/30/2016	Kane, Ballmer, & Berkman	Legal support for state actions on Redevelopment/Litigation support for protecting legal interests, e.g., Affordable Housing Coalition v. Sandoval, et al.		30,000	N	\$ 30,000				15,000		\$ 15,000				15,000		\$ 15,000		
146	Contract for Legal Services	Legal	10/3/2011	6/30/2017	Opper & Varco, LLP	Litigation for Education Village/Legal support re: environmental compliance with DTSC, DEH, etc. for SA properties or responsibilities		75,000	N	\$ 75,000				50,000		\$ 50,000				25,000		\$ 25,000		
147	Contract for Legal Services	Legal	1/22/2008	12/6/2017	Christensen & Spath, LLP	Litigation for ARE Holdings/Litigation for Morgan Square, Inc./Legal Services for Westside Infill Transit Oriented Development Housing Project		100,000	N	\$ 100,000				50,000		\$ 50,000				50,000		\$ 50,000		
148	Contract for Legal Services	Legal	11/9/2010	6/30/2016	Best Best & Krieger, LLP	Litigation CYAC		-	N	\$ -						\$ -						\$ -		
150	Contract for Legal Services	Legal	11/21/2011	6/30/2016	Mazzarella Lorenzana	Minimize CYAC Liability-Indemnity Claim		60,000	N	\$ 60,000				40,000		\$ 40,000				20,000		\$ 20,000		
161	Bonds	Fees	7/1/2016	6/30/2017	Deutsche Bank/US Bank	Fiscal Agent Fees		10,000	N	\$ 10,000				5,000		\$ 5,000				5,000		\$ 5,000		
162	Bonds	Fees	7/1/2016	6/30/2017	Bank of New York	Fiscal Agent Fees		10,000	N	\$ 10,000				5,000		\$ 5,000				5,000		\$ 5,000		
164	Loan from Sewer Fund (see line 86)	City/County Loans On or Before 6/27/11	6/22/2010	6/30/2013	City of National City - Sewer Enterprise Fund	Loan for street resurfacing			Y															
165	Coolidge Ave (see line 43)	Improvement/Infrastructure	8/14/2012	8/1/2032	see line 43	Construction (see line 43)			Y															
167	Contract for Legal Services	Legal	12/15/2012	6/30/2017	Meyers Nave Hoffman Riback Silver & Wilson	Protect assets and obligations of Successor Agency		30,000	N	\$ 30,000				20,000		\$ 20,000				10,000		\$ 10,000		
170	Housing Entity Administrative Cost Allowance	Housing Entity Admin Cost	7/1/2014	7/1/2018	National City Community Development Commission - Housing Authority	Administrative cost allowance for Housing Authority per AB 471			N															
171	Reserve for Aug 2015 Bond Payments	Reserves	1/1/2015	6/30/2015	Successor Agency	Reserve needed to make principal and interest payments due in Aug 2015		-	Y	\$ -						\$ -						\$ -		
172	Property Appraisals	Property Dispositions	7/1/2016	6/30/2017	To be Determined	Property appraisals as needed pursuant to the Long Range Property Management Plan		100,000	N	\$ 100,000				50,000		\$ 50,000				50,000		\$ 50,000		
174	Unforeseen SA remediation cost obligation - cost incurred to date	OPA/DDA/Construction	6/21/2011	6/30/2016	Paradise Creek Housing Partners	Remediate unanticipated soil conditions on the WI-TOD site		-	N	\$ -						\$ -						\$ -		
175	Unforeseen SA remediation cost obligation - estimated additional costs Phase I WI-TOD	OPA/DDA/Construction	6/21/2011	6/30/2017	Paradise Creek Housing Partners	Remediate unanticipated soil conditions on the WI-TOD site as required by the DDA		800,000	N	\$ 800,000				700,000		\$ 700,000				100,000		\$ 100,000		
176	Unforeseen SA remediation cost obligation - estimated additional costs Phase II WI-TOD	OPA/DDA/Construction	6/21/2011	6/30/2017	Paradise Creek Housing Partners	Remediate unanticipated soil conditions on the WI-TOD site as required by the DDA		3,700,000	N	\$ 3,700,000				1,200,000		\$ 1,200,000				2,500,000		\$ 2,500,000		
177	Demolish fire-damaged building	Property Maintenance	1/1/2016	6/30/2016	To be Determined	Demolish the SA owned Lamb's Theatre building to avoid future potential liabilities.			Y															
178	Reserve for early redemption of 1999 Tax Allocation Bonds	Reserves	7/1/2017	12/31/2017	Bank of New York	Pay off principal balance in August 2017 to save over \$1.0 million in interest payments over 12 years		2,910,000	N	\$ 2,000,000				1,000,000		\$ 1,000,000				1,000,000		\$ 1,000,000		
179									N	\$ -						\$ -						\$ -		
180									N	\$ -						\$ -						\$ -		
181									N	\$ -						\$ -						\$ -		
182									N	\$ -						\$ -						\$ -		
183									N	\$ -						\$ -						\$ -		
184									N	\$ -						\$ -						\$ -		
185									N	\$ -						\$ -						\$ -		
186									N	\$ -						\$ -						\$ -		
187									N	\$ -						\$ -						\$ -		
188									N	\$ -						\$ -						\$ -		
189									N	\$ -						\$ -						\$ -		
190									N	\$ -						\$ -						\$ -		

National City Recognized Obligation Payment Schedule (ROPS 16-17) - Report of Cash Balances
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see CASH BALANCE TIPS SHEET								
A	B	C	D	E	F	G	H	I
	Cash Balance Information by ROPS Period	Fund Sources						Comments
		Bond Proceeds		Reserve Balance		Other	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
ROPS 15-16A Actuals (07/01/15 - 12/31/15)								
1	Beginning Available Cash Balance (Actual 07/01/15)	2,555,356	20,147,722		2,000,000	163,141	3,332,064	C1 = debt service reserves with fiscal agent; D1 = debt service reserves with fiscal agent of \$4.221 M and bond proceeds of \$15.93 M
2	Revenue/Income (Actual 12/31/15) RPTTF amounts should tie to the ROPS 15-16A distribution from the County Auditor-Controller during June 2015					1,942,681	7,902,594	G2 = release of \$1.923 M in debt service reserves plus minor revenues and other debits to cash
3	Expenditures for ROPS 15-16A Enforceable Obligations (Actual 12/31/15)	1,922,621	14,909,000		2,000,000	1,972,621	8,880,752	C3 = debt service reserves released by fiscal agent as a result of principal payments made on the 2004 and 2005A bonds in 8/2015
4	Retention of Available Cash Balance (Actual 12/31/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	632,735	4,220,955					C4 and D4 = debt service reserves with fiscal agent
5	ROPS 15-16A RPTTF Balances Remaining	No entry required					1,325,315	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ 1,017,767	\$ -	\$ -	\$ 133,201	\$ 1,028,591	D6 = unspent bond proceeds
ROPS 15-16B Estimate (01/01/16 - 06/30/16)								
7	Beginning Available Cash Balance (Actual 01/01/16) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ 632,735	\$ 5,238,722	\$ -	\$ -	\$ 133,201	\$ 2,353,906	
8	Revenue/Income (Estimate 06/30/16) RPTTF amounts should tie to the ROPS 15-16B distribution from the County Auditor-Controller during January 2016					25,000	5,430,671	
9	Expenditures for ROPS 15-16B Enforceable Obligations (Estimate 06/30/16)					100,000	6,459,262	
10	Retention of Available Cash Balance (Estimate 06/30/16) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	632,735	4,220,955					
11	Ending Estimated Available Cash Balance (7 + 8 - 9 -10)	\$ -	\$ 1,017,767	\$ -	\$ -	\$ 58,201	\$ 1,325,315	

National City Recognized Obligation Payment Schedule (ROPS 16-17) - Notes July 1, 2016 through June 30, 2017

[illegible]

RESOLUTION NO. 2016 –

RESOLUTION OF THE BOARD OF THE SUCCESSOR AGENCY
TO THE COMMUNITY DEVELOPMENT COMMISSION AS
THE NATIONAL CITY REDEVELOPMENT AGENCY ADOPTING
THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR
THE PERIOD JULY 1, 2016 THROUGH JUNE 30, 2017 (ROPS 16-17)

WHEREAS, the City Council established the Redevelopment Agency of the City of National City (the “Redevelopment Agency”) by Ordinance No. 1164, dated April 11, 1967; and

WHEREAS, the City Council established the Housing Authority of the City of National City (the “Housing Authority”) by Ordinance No. 1484, dated October 14, 1975; and

WHEREAS, the City Council established the Community Development Commission of the City of National City (the “CDC”) by Ordinance No. 1484, dated October 14, 1975, and vested the CDC with all of the powers, duties, and responsibilities of both the Redevelopment Agency and the Housing Authority, among other matters, for the purpose of enabling the CDC to operate and govern the Redevelopment Agency and the Housing Authority under a single board and as a single operating entity. The CDC acting in its capacity as the Redevelopment Agency of the City of National City is referred to herein as the “CDC-RDA”; and

WHEREAS, all California redevelopment agencies, including the Redevelopment Agency and the CDC-RDA, were dissolved on February 1, 2012, and successor agencies were designated and vested with the responsibility of winding down the business and fiscal affairs of the former redevelopment agencies; and

WHEREAS, pursuant to AB 26, the City Council adopted Resolution No. 2012-15 on January 10, 2012, electing to be the Successor Agency to the CDC-RDA. The Successor Agency is a legal entity that exists separate and independent from the City. The Successor Agency formally named itself the “Successor Agency to the Community Development Commission as the National City Redevelopment Agency”; and

WHEREAS, on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings and equipment of the Redevelopment Agency and the CDC-RDA were transferred by operation of law to the control of the Successor Agency and all authority, rights, powers, duties, and obligations previously vested in the Redevelopment Agency and the CDC-RDA were vested in the Successor Agency, for administration pursuant to Part 1.85 of AB 26; and

WHEREAS, as part of the FY 2012-2013 State budget package, on June 27, 2012, the Legislature passed and the Governor signed Assembly Bill No. 1484 (“AB 1484”, Chapter 26, Statutes 2012). Although the primary purpose of AB 1484 is to make technical and substantive amendments to AB 26 based on issues that have arisen in the implementation of AB 26, AB 1484 imposes additional statutory provisions relating to the activities and obligations of successor agencies and to the wind down process of former redevelopment agencies; and

WHEREAS, the Successor Agency is required to undertake several actions pursuant to Part 1.85 of AB 26 as amended by AB 1484, including submitting additional information with the ROPS and in a changed format as set by the Department of Finance; and

WHEREAS, under AB 26 as amended by AB 1484, each successor agency shall have an oversight board with fiduciary responsibilities to holders of enforceable obligations and the taxing entities that benefit from distributions of property taxes and other revenues pursuant to Health and Safety Code Section 34188; and

WHEREAS, the oversight board has been established for the Successor Agency (hereinafter referred to as the "Oversight Board") and all seven (7) members have been appointed to the Oversight Board pursuant to Health and Safety Code Section 34179. The duties and responsibilities of the Oversight Board are primarily set forth in Health and Safety Code Sections 34179 through 34181 of AB 26 as amended by AB 1484; and

WHEREAS, SB 107, a trailer bill to the Fiscal Year 2015-16 Budget for the State of California, changed the ROPS preparation cycle from six month periods to annual periods, and thus a recognized obligation payment schedule for the period of July 1, 2016 through June 30, 2017 (ROPS 16-17) was prepared for consideration and approval by the Successor Agency; and

WHEREAS, according to Health and Safety Code Section 34177(l)(1) of AB 26, for each recognized obligation, the ROPS shall identify one or more of the following sources of payment: (i) Low and Moderate Income Housing Funds, (ii) bond proceeds, (iii) reserve balances, (iv) administrative cost allowance, (v) the Redevelopment Property Tax Trust Fund, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation or by the provision of Part 1.85 of AB 26, and (vi) and other revenue sources; and

WHEREAS, the ROPS 16-17 shall hereafter be submitted for review and approval to the Oversight Board, and submitted to the County Auditor/Controller, State Department of Finance and State Controller; and

WHEREAS, it is the intent of AB 26, as modified by SB 107 that the ROPS serve as the designated reporting mechanism for disclosing the Successor Agency's payment obligations by amount and source and, subsequent to the audit and approval of the ROPS as specified in AB 26, the County Auditor/Controller will be responsible for ensuring that the Successor Agency receives revenues sufficient to meet the requirements of the ROPS during each bi-annual period; and

WHEREAS, the Successor Agency, now having considered ROPS 16-17, desires to approve the ROPS 16-17, subject to the contingencies and reservations set forth herein; and

WHEREAS, the Successor Agency's ROPS 16-17, which is consistent with the requirements of the Health and Safety Code and other applicable law, is attached to this Resolution as Exhibit "A"; and

WHEREAS, the Department of Finance changes the format of reporting and the requirements, thus the Successor Agency staff may need to make changes to the ROPS 16-17 subsequent to the approval, to have it compliant with the changing Department of Finance requirements; and

WHEREAS, this Resolution has been reviewed with respect to applicability of the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*, hereafter the “Guidelines”), and the City’s environmental guidelines; and

WHEREAS, this Resolution is not a “project” for purposes of CEQA, as that term is defined by Guidelines section 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per section 15378(b)(5) of the Guidelines; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency, as follows:

- Section 1. The foregoing recitals are true and correct, and are a substantive part of this Resolution.
- Section 2. The adoption of this Resolution is not intended to and shall not constitute a waiver by the Successor Agency of any rights the Successor Agency may have to challenge the effectiveness and/or legality of all or any portion of AB 26, AB 1484 or SB 107 through administrative or judicial proceedings.
- Section 3. The Successor Agency’s ROPS 16-17, which is attached hereto as Exhibit “A”, is approved and adopted.
- Section 4. The Executive Director, or designee, is hereby authorized and directed to:
 - (i) provide the ROPS 16-17 to the Oversight Board;
 - (ii) take such other actions and execute such other documents as are necessary to effectuate the intent of this Resolution on behalf of the Successor Agency; and
 - (ii) take such other actions and execute such other documents as are necessary to effectuate the intent of AB 26, AB 1484, and SB 107 in regard to ROPS 16-17, including modifying and/or amending the ROPS 16-17 administratively to reflect the most up to date prior period actual cost or cash data, or conform to the direction, guidance, and/or requirements related to ROPS 16-17 by of the Department of Finance.

Section 5. The Successor Agency determines that this Resolution is not a “project” for purposes of CEQA, as that term is defined by Guidelines section 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per section 15378(b)(5) of the Guidelines.

Section 6. This Resolution shall take effect upon the date of its adoption.

PASSED and ADOPTED this 19th day of January, 2016.

Ron Morrison, Chairman

ATTEST:

Michael R. Dalla, City Clerk as
Secretary to the Successor Agency

APPROVED AS TO FORM:

Claudia Gacitua Silva
Successor Agency Counsel

The following page(s) contain the backup material for Agenda Item: Investment transactions for the month ended November 30, 2015. (Finance)

**SUCCESSOR AGENCY TO
THE COMMUNITY DEVELOPMENT COMMISSION
AS THE NATIONAL CITY REDEVELOPMENT AGENCY
COUNCIL AGENDA STATEMENT**

MEETING DATE: January 19, 2016

AGENDA ITEM NO. 11

ITEM TITLE:

Investment transactions for the month ended November 30, 2015.

PREPARED BY: Ronald Gutlay

PHONE: (619) 336-4346

DEPARTMENT: Finance

APPROVED BY:



EXPLANATION:

In accordance with California Government Code Section 53646 and City of National City's investment policy section XIA, a monthly report shall be submitted to the legislative body accounting for transactions made during the reporting period.

The attached listing reflects investment transactions of the City of National City's Successor Agency investment portfolio for the month ending November 30, 2015.

FINANCIAL STATEMENT:

ACCOUNT NO.

NA

APPROVED:



Finance

APPROVED:

MIS

ENVIRONMENTAL REVIEW:

This is not a project and, therefore, not subject to environmental review.

ORDINANCE: INTRODUCTION:

☐

FINAL ADOPTION:

☐

STAFF RECOMMENDATION:

Accept and file the Investment Transaction Report for the month ended November 30, 2015.

BOARD / COMMISSION RECOMMENDATION:

NA

ATTACHMENTS:

Investment Transaction Report

SUCCESSOR AGENCY - CDC OF NC
Cash with Fiscal Agents / LAIF
November 30, 2015

CUSIP	Investment #	Issuer	Beginning Balance	Contributions Distributions	Net Change in Investment	Ending Balance
SYS10013	10013	National City 2004 TAB	\$ 0.13	0.00	0.00	\$ 0.13
SYS10040	10040	National City 2011 TAB	\$ 4,208,393.76	-9,326.22	0.00	\$ 4,199,067.54
SYS10020	10020	National City 1999 TAB Reserve	\$ 333,429.14	0.00	11.21	\$ 333,440.35
Local Agency						
Investment Fund - LAIF	65-37-014		\$ 22,491,138.40	-14,000,000.00	0.00	\$ 8,491,138.40
			<u>27,032,961.43</u>	<u>(14,009,326.22)</u>	<u>11.21</u>	<u>13,023,646.42</u>



ACCOUNT NUMBER: 271375
COMMUNITY DEVELOPMENT COMMISSION OF
THE CITY OF NATIONAL CITY
NATIONAL CITY REDEVELOPMENT PROJECT
2004 TAX ALLOCATION BONDS, SERIES A
REDEVELOPMENT FUND

This statement is for the period from
November 1, 2015 to November 30, 2015

MARKET VALUE SUMMARY

	Current Period 11/01/15 to 11/30/15	Year-to-Date 01/01/15 to 11/30/15
Beginning Market Value	\$.13	\$35,633.04
Distributions		- 35,634.48
Adjusted Market Value	\$.13	- \$1.44
Investment Results		
Interest, Dividends and Other Income		1.57
Total Investment Results	\$.00	\$1.57
Ending Market Value	\$.13	\$.13





ACCOUNT NUMBER: S668702
COMMUNITY DEVELOPMENT COMMISSION OF
CITY OF NATIONAL CITY
NATIONAL CITY REDEVELOPMENT PROJECT
2011 TAX ALLOCATION BONDS
RESERVE SUBACCOUNT

This statement is for the period from
November 1, 2015 to November 30, 2015

MARKET VALUE SUMMARY

	Current Period 11/01/15 to 11/30/15	Year-to-Date 01/01/15 to 11/30/15
Beginning Market Value	\$4,208,393.76	\$4,192,471.97
Distributions		- 39,909.50
Adjusted Market Value	\$4,208,393.76	\$4,152,562.47
Investment Results		
Interest, Dividends and Other Income		39,909.50
Net Change in Investment Value	- 9,326.22	6,595.57
Total Investment Results	- \$9,326.22	\$46,505.07
Ending Market Value	\$4,199,067.54	\$4,199,067.54





BNY MELLON

The Bank of New York Mellon Trust Company, N.A.

CITY OF NATIONAL CITY
MARK ROBERTS
FINANCE DIRECTOR
1243 NATIONAL CITY BOULEVARD
NATIONAL CITY, CA 91950-4397

Account Statement¹

Statement Period 11/01/2015 Through 11/30/2015

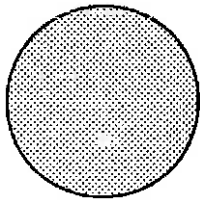
Account 264684
 NATIONAL CITY TAB 99 RESERVE FD

CLIENT SERVICE MANAGER: CHRISTOPHER S JOHNSON
 400 SOUTH HOPE STREET AIM: 901-0400
 LOS ANGELES, CA 90071
 213-630-6404
 CHRIS.JOHNSON@BNYMELLON.COM

Go Paperless. Securely access your account online to view your statements. Ask your BNY Mellon contact how we can help you access your accounts, enter your own transactions or submit an audit confirmation online. Also be sure to ask how Connect(SM), our new web-based, single sign-on platform can help you go paperless.

Visit us at www.bnymellon.com

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	CASH AND SHORT TERM	333,440.35
100%	TOTAL OF ALL INVESTMENTS	333,440.35

Summary of Assets Held

Classification	Market Value	Cost	Accrued Income	Est Annual Income	Market Yield
FIXED INCOME	0.00	0.00	0.00	0.00	0.00%
CASH AND SHORT TERM	333,440.35	333,440.35	0.00	0.00	0.00%
ACCOUNT TOTALS	333,440.35	333,440.35	0.00	0.00	0.00%

Summary of Cash Transactions

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	0.00	0.00		0.00	0.00
DIVIDENDS	11.21	0.00	0.00	119.32	0.00
OTHER CASH ADDITIONS	0.00	0.00	0.00	0.99	0.00
OTHER CASH DISBURSEMENTS	0.00	0.00	0.00	0.72	0.00
PURCHASES	11.21	0.00	0.00	119.59	0.00
CLOSING BALANCE	0.00	0.00	0.00	0.00	0.00

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

www.treasurer.ca.gov/pmia-laif/laif.asp
December 15, 2015

S/A CITY OF NATIONAL CITY FOR NATIONAL
CITY REDEVELOPMENT AGENCY
FINANCE DIRECTOR
1243 NATIONAL CITY BLVD
NATIONAL CITY, CA 91950

PMIA Average Monthly Yields

Account Number:
65-37-014

Tran Type Definitions

November 2015 Statement

Effective Date	Transaction Date	Tran Type	Confirm Number	Authorized Caller	Amount
11/17/2015	11/17/2015	RW	1485380	JAVIER CARCAMO	-14,000,000.00

Account Summary

Total Deposit:	0.00	Beginning Balance:	22,491,138.40
Total Withdrawal:	-14,000,000.00	Ending Balance:	8,491,138.40